PP APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

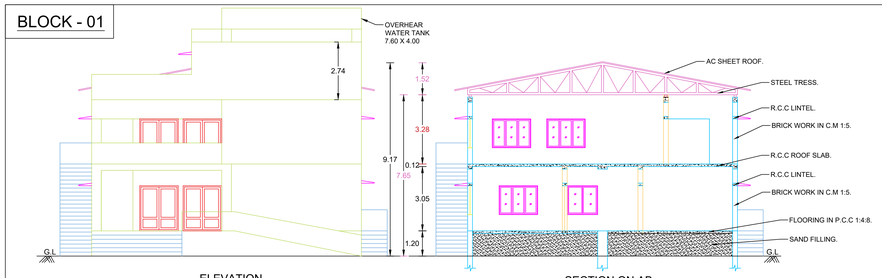
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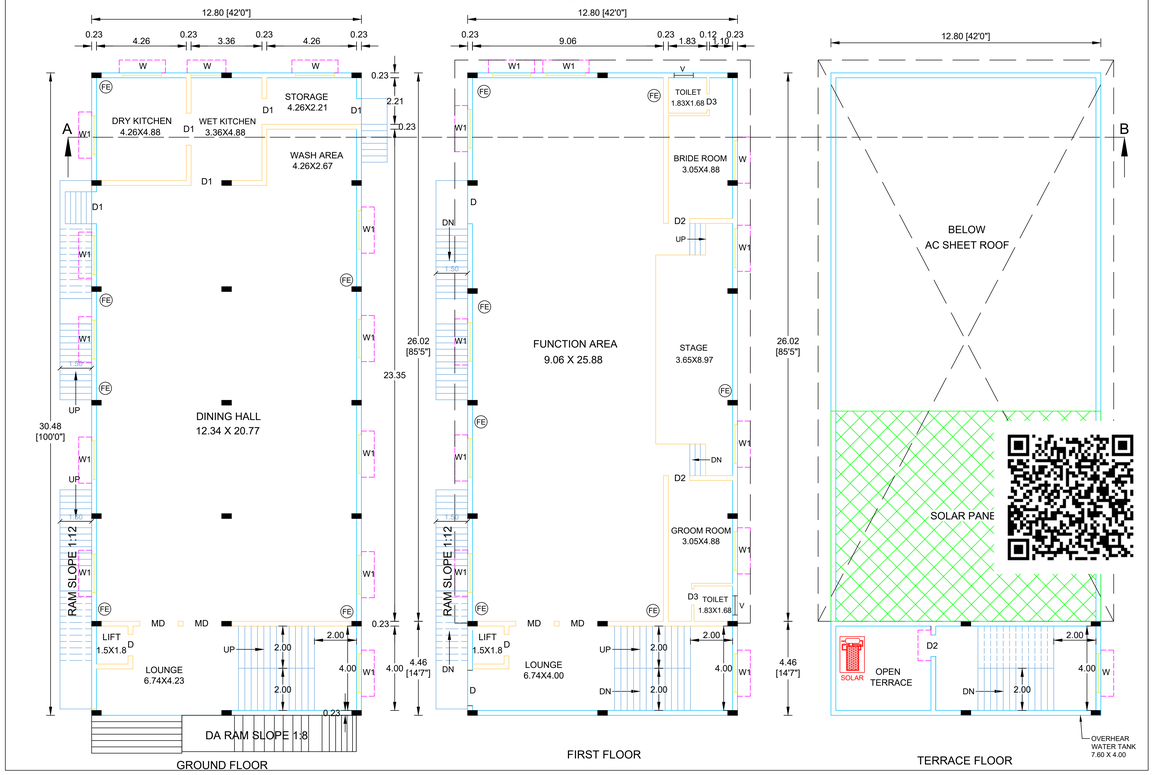
PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANAMANDAPAM AND CONSULTING OFFICE BUILDING IN S.F NO:422/2 PART, SUB-DIVISION S.F NO:422/2A, AT RACHANDARTHIRUMALAI VILLAGE AND PANCHAYAT, THOGAIMALAI UNION, KULITHALAI TALUK, KARUR DISTRICT.

SCALE : 1:100.

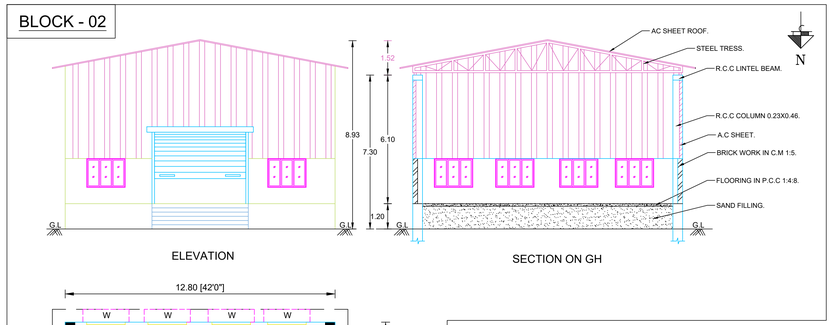
BLOCK - 01

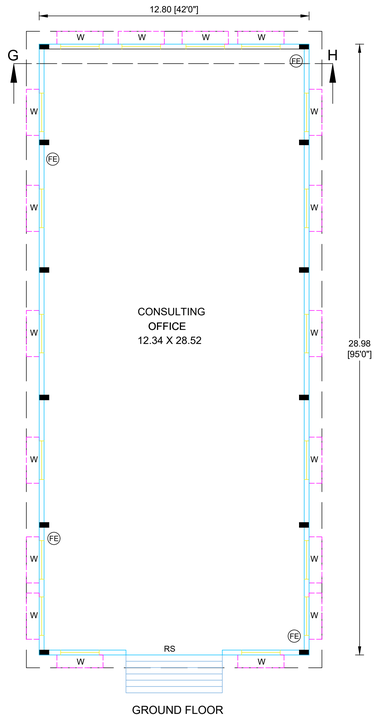


SCHEDULE OF JOINERIES:-		
REFERENCE	FEET	METERS
M.D - MAIN DOOR	6'0" x 7'0"	1.83 x 2.14
D - DOOR	6'0" x 7'0"	1.83 x 2.14
D1 - DOOR	5'0" x 7'0"	1.52 x 2.14
D2 - DOOR	3'3" x 7'0"	1.02 x 2.14
D3 - DOOR	2'6" x 7'0"	0.76 x 2.14
W - WINDOW	6'0" x 5'0"	1.83 x 1.52
W1 - WINDOW	9'0" x 5'0"	2.74 x 1.52
R.S - ROLLING SHUTTER	16'4" x 9'0"	5.00 x 2.74
V - VENTILATOR	3'0" x 2'0"	0.91 x 0.61



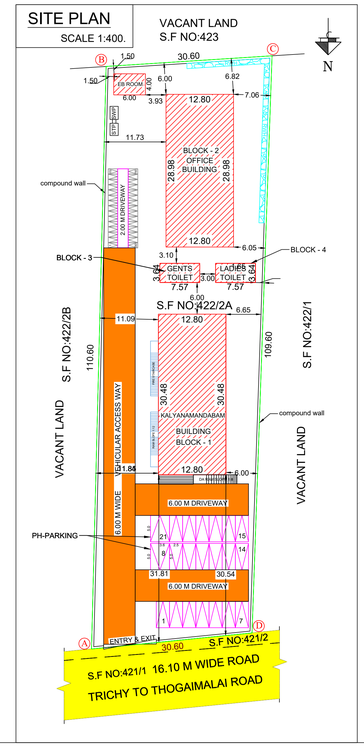
BLOCK - 02





SITE PLAN

SCALE 1:400.



APPROVAL AUTHORITY

AREA PARTICULARS:-	SQ.FEET	SQ.METERS
AREA OF THE SITE [as per document]	36597.60	3400.00
AREA OF THE SITE [as per fmb]	36597.60	3400.00

FLOOR AREA	F.S.I	NON-F.S.I	TOTAL
BLOCK - 01 KALYANAMANDAPAM			
GROUND FLOOR	390.14	—	390.14
FIRST FLOOR	390.14	—	390.14
HEAD ROOM	—	35.95	35.95
BLOCK - 02 OFFICE BUILDING			
GROUND FLOOR	370.94	—	370.94
BLOCK - 03			
GENTS TOILET	27.55	—	27.55
BLOCK - 04			
LADIES TOILET	27.55	—	27.55
TOTAL	1206.32	35.95	1242.27

FLOOR SPACE INDEX - $\frac{1206.32}{3400.00} = 0.354$

PLOT COVERAGE - $\frac{816.18}{3400.00} \times 100 = 24.00\ \%$

SITE APPROVAL
APPLICATION NO :SWP/BPA/047599/2023 SITE BOUNDARY SHOWN AS "A TO D" AND NUMBERED AS LP/DTCP(KD)No.45/2024

TECHNICAL APPROVAL
APPLICATION NO:SWP/BPA/047599/2023
APPROVAL NO:BP/DTCP(KD)No.03/2024

NOTE:-

1. ALL MEASUREMENTS ARE SHOWN IN METER.
2. KITCHEN WASTE WATER TO BE USED FOR GARDEN PURPOSE.
3. NUMBER OF CAR PROVIDED - 21 NOS
4. NUMBER OF TWO WHEELER PROVIDED - 31 NOS
5. MECHANICAL VENTILATION TO BE PROVIDED.

COLOUR INDEX:-

- SITE BOUNDARY IN -
- PROPOSED BUILDING IN -
- EXISTING ROAD IN -
- DRIVEWAY IN -
- RAIN WATER HARVESTING BED IN -

OWNER:-

S.NAGARAJ, M.E., F.I.V., M.I.E., C.E.F.I.V.
Structural Engineer, Licensed Surveyor
"ARUN CONSTRUCTION"
No.21, First Floor, Kanchana Towers
(Hotel Blossoms)
13-F, Williams Road, Tiruchirappalli-1
Ph.:0431-2466501, 2464755
SE/Gr.I/TLPA/MAY 2019 - 026

STRUCTURAL ENGINEER:-

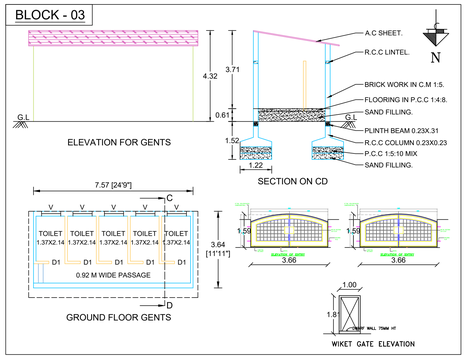
R.R.JAYARAM,B.Tech
Competent Certified Licensed Surveyor
"ARUN CONSTRUCTION"
No.7, First Floor, Anna Nagar Main Road,
Trichy - 620 017.
CERT/TLPA/June 2019/1354

CONSTRUCTION ENGINEER:-

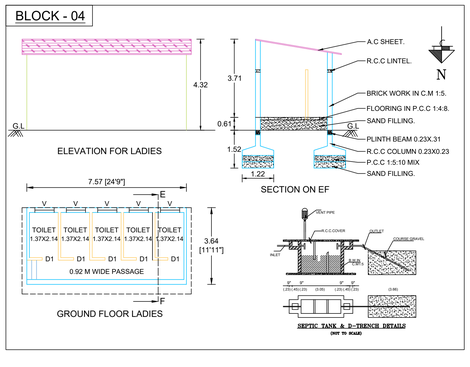
S.NAGARAJ, M.E., F.I.V., M.I.E., C.E.F.I.V.
Structural Engineer, Licensed Surveyor &
Approved Valuer - Chief Town Planner
"ARUN CONSTRUCTION"
No.21, First Floor, Kanchana Towers
13-F, Williams Road, Tiruchirappalli-1
Ph.:0431-2466501, 2464754
SE/Gr.I/TLPA/MAY 2019 - 027

REGISTERED ENGINEER

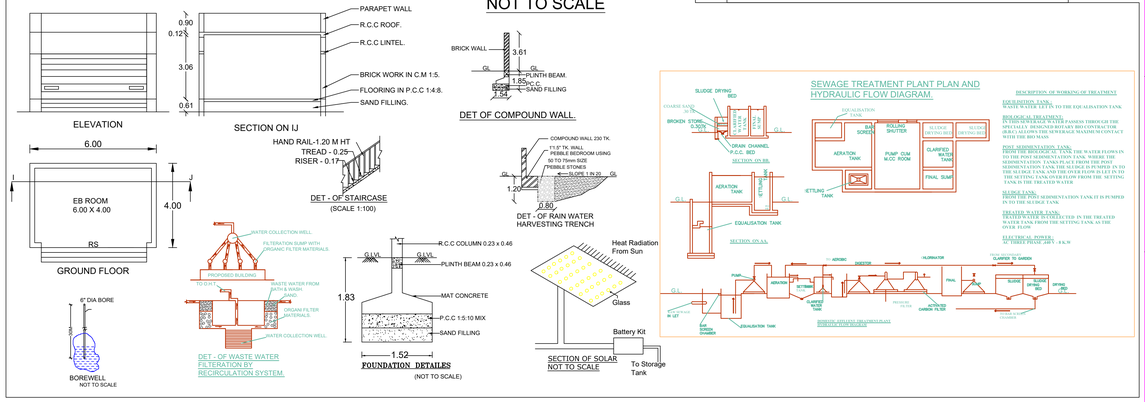
BLOCK - 03



BLOCK - 04



NOT TO SCALE



THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.